



## MEMORANDUM

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DATE: January 7, 2014  
TO: Planning Commission  
FROM: Michelle Miller, AICP, Senior Planner  
SUBJECT: SP 13-03, Sherwood Industrial Park, Phase II  
Continued Public Hearing

At the hearing on November 26, 2013, the Planning Commission continued the Sherwood Industrial Park (SP 13-03) site plan review until January 14, 2014. The applicant requested a continuance in order to submit a revised plan set with building elevations that addressed the alternative industrial design standards found in the Sherwood Zoning and Development Code (SZDC) § 16.90.030.D.8b. (Alternative Industrial Design Criteria).

At the last hearing, the Planning Commission raised concerns that the original submittal did not meet all of the Alternative Industrial Design criteria that were necessary to grant approval of the project. The Commission discussed that they would likely agree and be able to make findings that the applicant met conditions § 16.90.030.D.8b (1-4) and (7) but the buildings would not meet Alternative Design Criteria (5) and (6). The applicant decided that they would like to reassess their building design in order to fully comply with these criteria.

The two criteria that the applicant addressed are:

*(5) Enhance the appearance of industrial developments visible from arterials and collectors, particularly those considered "entrances" to Sherwood, included but not limited to: Highway 99W, SW Tualatin-Sherwood Road and Oregon Street.*

and:

*(6) Reduce the "bulk" appearance of large industrial buildings as viewed from the public street by applying exterior features such as architectural articulation, windows and landscaping.*

The applicant has proposed adding glazing to the street facing side, relocating an entryway, and providing a recessed storefront entry, that better defines the corners of the buildings. The applicant has added several architectural reveals in the concrete panels, and vertical

paint accents to increase interest along the street facing side of the buildings. The applicant has added landscaping and new “pop outs.” The top of the wall panels have been increased and varied to break up the buildings’ mass.

The information in your packet includes a memo from the applicant that addresses these two alternative design criteria, color copies of the proposed building elevations and a plan set showing the revised buildings’ elevations.

Based on these alterations to the original design, staff recommends that the applicant meets the Alternative Design Criteria.